



APPLICATION FOR ALTERNATIVE EQUIVALENT COMPLIANCE

Contact Planning & Development:

Planning@GreenvilleSC.Gov

(864) 467-4476

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Jeff Dezen (Dup Oz LLC)	Jeff Dezen (Dup Oz LLC)
*Title:	Managing Member (Dup Oz LLC)	Managing Member (Dup Oz LLC)
*Address:	103 Holbrook Trl	103 Holbrook Trl
*State:	SC	SC
*Zip:	29605	29605
*Phone:	864-233-3776	864-233-3776
*Email:	jeffd@jdpr.com	jeffd@jdpr.com

PROPERTY INFORMATION

*STREET ADDRESS(ES) 1114 Pendleton St

*TAX MAP #(S) 0077000100200

*ZONING DISTRICT(S) RDV

PROJECT INFORMATION

*TYPE OF APPLICATION:

*CHECK ALL THAT APPLY	CODE SECTION	TYPE
<input type="checkbox"/>	SECTION 19-4	USE REGULATIONS
<input type="checkbox"/>	SECTION 19-5	DIMENSIONAL STANDARDS AND MEASUREMENTS
<input checked="" type="checkbox"/>	SECTION 19-6.2	LANDSCAPING, BUFFERING, AND SCREENING
<input type="checkbox"/>	SECTION 19-6.4	EXTERIOR LIGHTING
<input type="checkbox"/>	SECTION 19-6.5	DESIGN STANDARDS FOR NONRESIDENTIAL DEVELOPMENT

<div></div>	SECTION 19-6.6	SIGN REGULATIONS
<div></div>	SECTION 19-6.8	DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT

***ASSOCIATED PERMIT APPLICATION #(s)** (put N/A if not applicable)

N/A

***DATE OF REQUIRED PRE-APPLICATION MEETING:** 8/6/21

***DO YOU PLAN TO NOTIFY & MEET WITH NEIGHBORHOOD RESIDENTS:**

☒

Yes

☐

No

***NAME OF LICENSED SC STATE ARCHITECT, LANDSCAPE ARCHITECT, OR PROFESSIONAL ENGINEER**

Timothy M. Thomason, PE

Please provide a description of why the proposed project is unable to meet the applicable subject code requirement(s):

10'-0" of landscape buffer cannot be provided for the full length of the eastern property boundary with existing single family residential due to the existing driveway necessary to access the rear portion of the property. The driveway cannot be relocated due to the existing structure on-site remaining in-place for upfit as a new office space for the property owner's business.

Please provide a description of the proposed alternative design:

Provide new 8'-0" landscape hedge along this property line along eastern edge of existing driveway. Following approval of the previously indicated masonry wall, the adjoining neighbor has expressed their desire to not have this wall located adjacent to their property line. In further discussion with the neighbor, they have expressed a preference for a landscape hedge in lieu of the wall.

****Please see attached letter from the property owner at 1112 Pendleton Street, Ingrid Davis****

Please provide how this alternative design meets or exceeds the intent of the subject code requirement(s):

The adjoining property owner does not want a masonry wall constructed along the property line as previously approved, due to the proximity to their existing residential structure. The proposed landscape hedge was discussed with this neighbor following the previous AEC approval.

PLEASE COMPLETE THIS SECTION WHEN THE DEVELOPMENT PROPOSAL INCLUDES COMMERCIAL OR MULTIFAMILY USE(S) THAT ADBUT SINGLE FAMILY-DETACHED RESIDENTIAL USE(S).

Please provide how the proposed alternative design is consistent to the stated purpose of the applicable text amendment to protect single family-detached residential uses:

The proposed hedge blocks views from the proposed parking area and driveway and is more suitable to the adjoining property owner.

Please provide how the alternative design achieves the subject standards of neighborhood compatibility and maintains the harmony and character of the established single-family residential areas that about the proposed development:

The proposed hedge achieves a portion of the code required bufferyard, but does not include the wall, which is not desired by the adjacent property owner.

Please provide how all of the proposed access into the development will not create a negative impact to the abutting properties or rights-of-way:

The proposed driveway access is maintained at the existing locations (improved to meet SCDOT requirements), and the existing access driveway to the rear of the property will remain unchanged.

Please provide how the proposal does not negatively impact any safety features of the project, nor creates any hazardous features:

The proposed AEC maintains access to the rear of the property. Removing the existing driveway would prevent access to the rear portion of the building.

Please provide how the proposal will not create negative impacts to public services, including, but not limited to, fire and emergency services:

The improved driveway access will improve accessibility to the property.

INSTRUCTIONS

- 1. All applications and fees (made payable to the City of Greenville) must be received by the planning and development office no later than 2:00 pm of the date reflected on the associated decision-making body's schedule responsible to decide the application, if applicable.

A. FEE FOR ALTERNATIVE EQUIVALENT COMPLIANCE

\$250.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant and identify any deficiencies which must be corrected prior to placement of the application on the appropriate agenda. Requests for proposed commercial and multi-family development, that about single family-detached residential use(s), shall receive final approval from the Planning Commission.
3. Design Review Board agenda.

You must attach the following required documents. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

Please submit the following supporting documentation:

- Approval and or review of a Federal Tax Application from the SC Department of Archive and history, if applicable.
- Value of the property prior to the rehabilitation
- Written narrative indicating how the property qualifies as historic (Sec.40-15 (C and D))
- Plans and other documents detailing the proposed rehabilitation and
- Estimated qualifying rehabilitation expenditures.


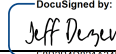
Please verify that all required information is reflected in the submittal package. Please submit one (1) electronic version of the submittal package.

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant, or someone acting on the applicant's behalf, has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning Office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate, in its report to the Planning Commission, that to grant the requested change would not likely result in the benefit the applicant seeks.

5. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ☐ or **is not** ☒ (please check one) restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	DocuSigned by:  1/18/2022
Date	1/18/2022
Property Owner/Authorized Agent	DocuSigned by:  1/18/2022
Date	1/18/2022

NOTICE: It is strongly encouraged that the applicant conducts a neighborhood meeting to share information about the project proposal per Section 19-2.2.4 A neighborhood meeting is required if your application is in relation to any of the following:

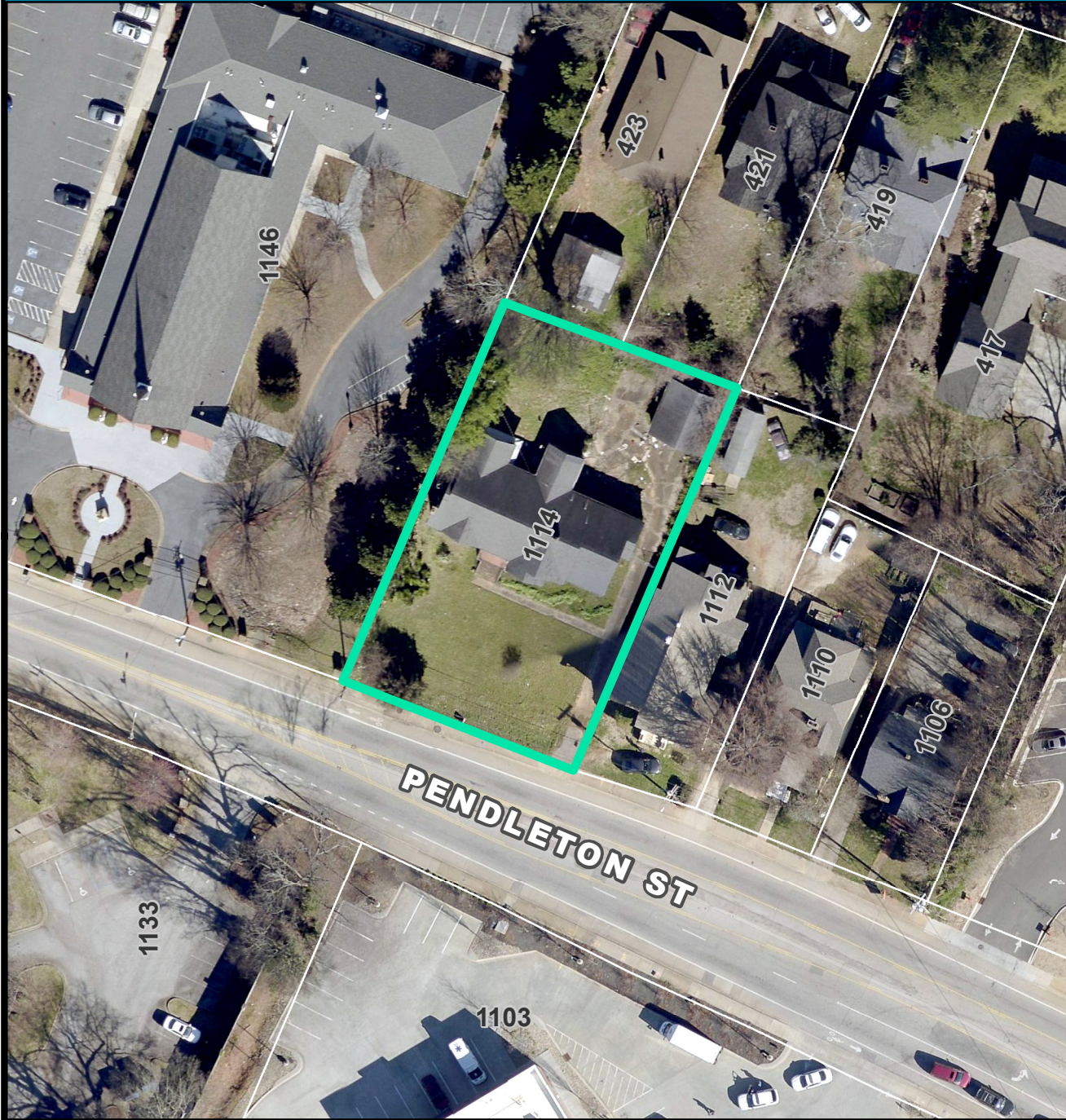
- a. Map amendment (rezoning), including PD (Planned Development) and FRD (Flexible Review District);
- b. Major subdivision;
- c. Special exception for: bed and breakfast inn;

CITY OF GREENVILLE APPLICATION FOR ALTERNATIVE EQUIVALENT COMPLIANCE

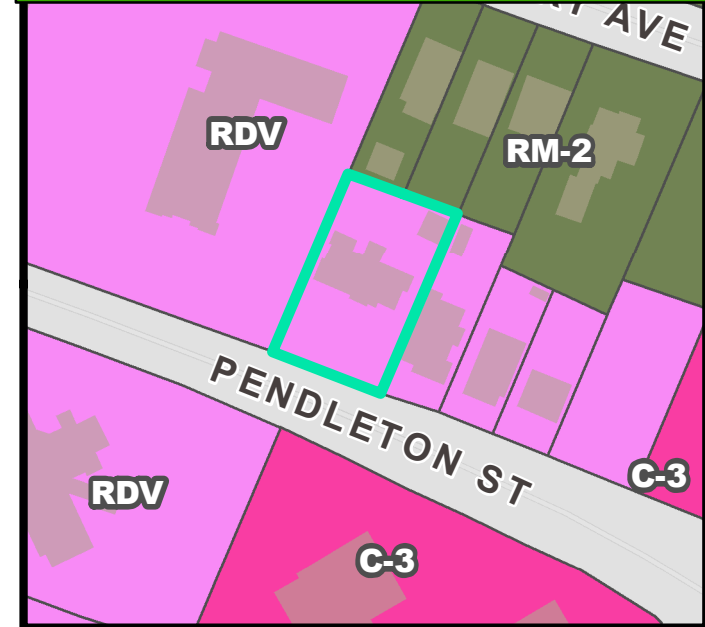
- d. Multifamily or a Certificate of Appropriateness which includes a multi-family use; or**
- e. Any application requiring a public hearing where the proposed project is commercial or multi-family in nature and abuts an existing single family detached use.**

AEC-21-810M • 1114 PENDLETON STREET

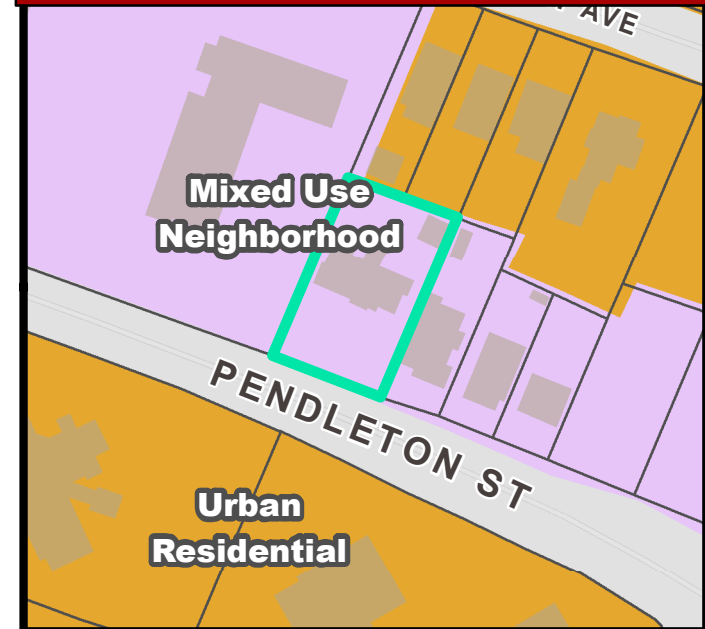
AERIAL VIEW



CURRENT ZONING

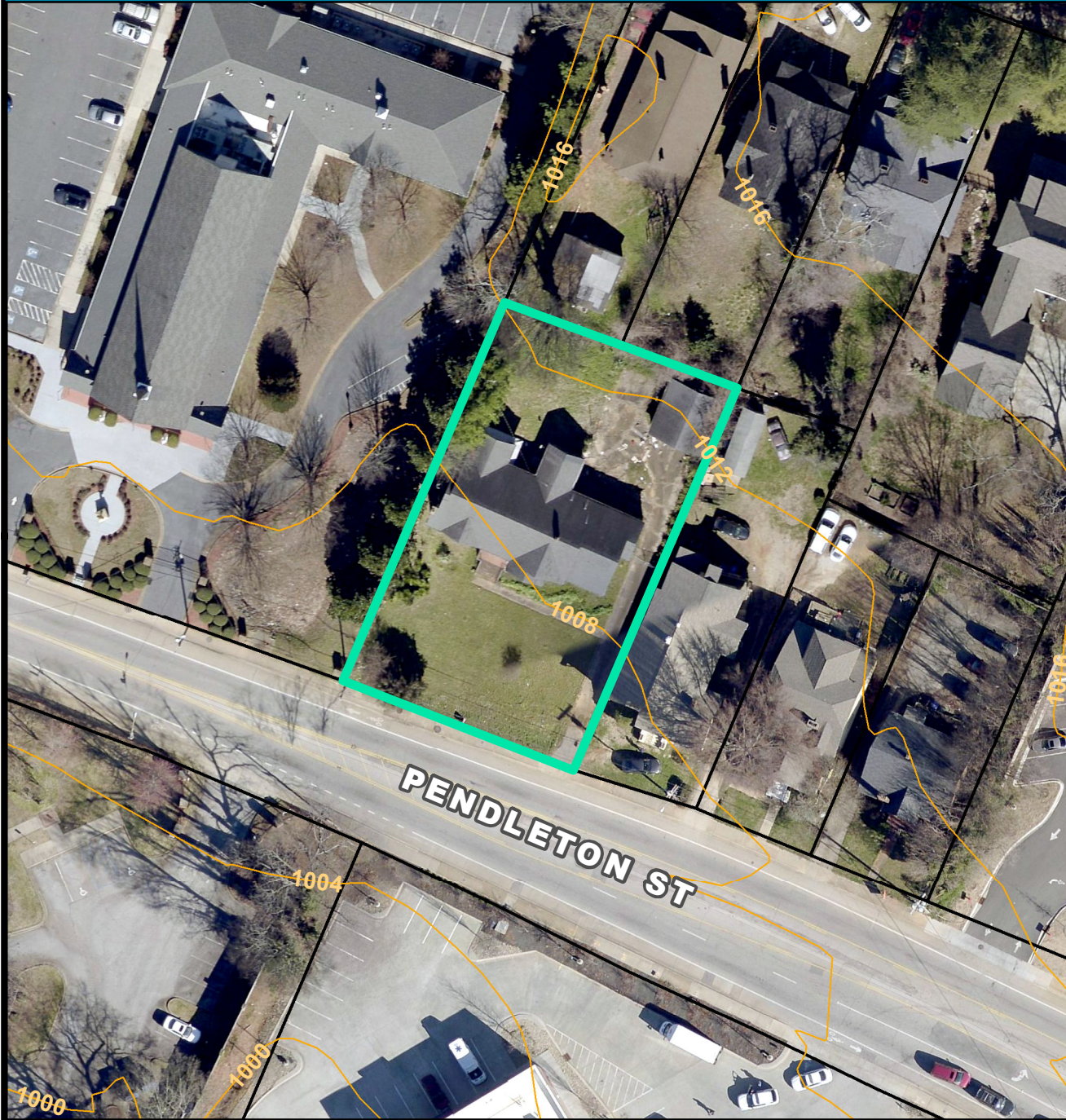


FUTURE LAND USE

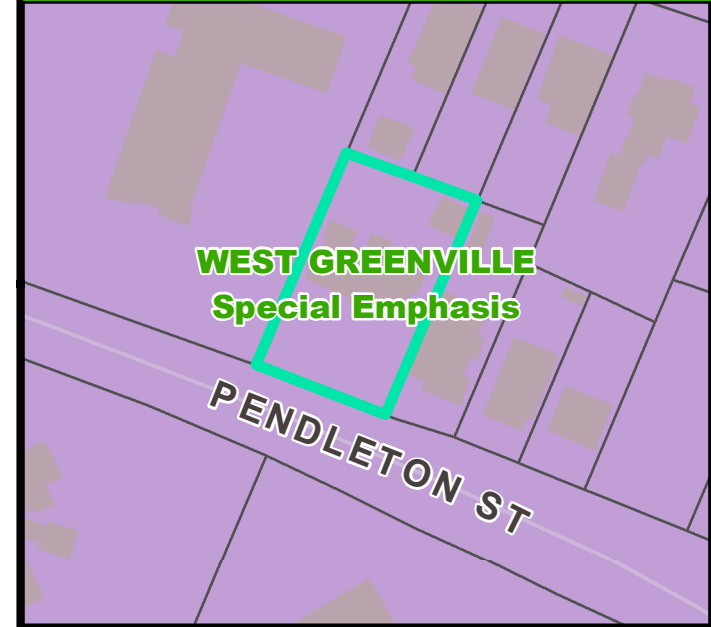


AEC-21-810M • 1114 PENDLETON STREET

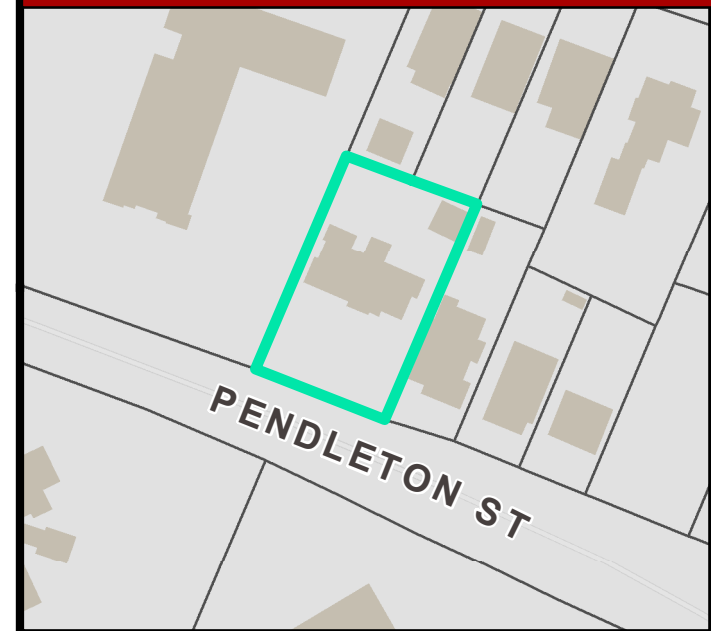
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



January 18, 2022

To Whom It May Concern:

My name is Mrs. Ingrid Davis and I reside at 1112 Pendleton Street in Greenville, SC.

I am writing to support Mr. Jeff Dezen in his efforts to seek an exception to the Greenville City rules that require a masonry wall to be built between my home and Mr. Dezen's newly proposed renovation of 1114 Pendleton Street for use as a private office.

I do not want a masonry wall blocking the side of my home, where I have lived for many, many years.

Instead of a masonry wall, I would prefer no wall or, if necessary, a row of low-to-the-ground bushes.

I support Mr. Dezen's project 100% and know that he doesn't want the wall either.

I would be personally leading the effort to eliminate the requirement for a masonry wall except I have been told by City Staff that Mr. Dezen must take the lead here.

Nevertheless, I want my voice to be heard. (I was ill when the initial public meetings were held on this subject) Mr. Dezen and I want to be good neighbors, together.

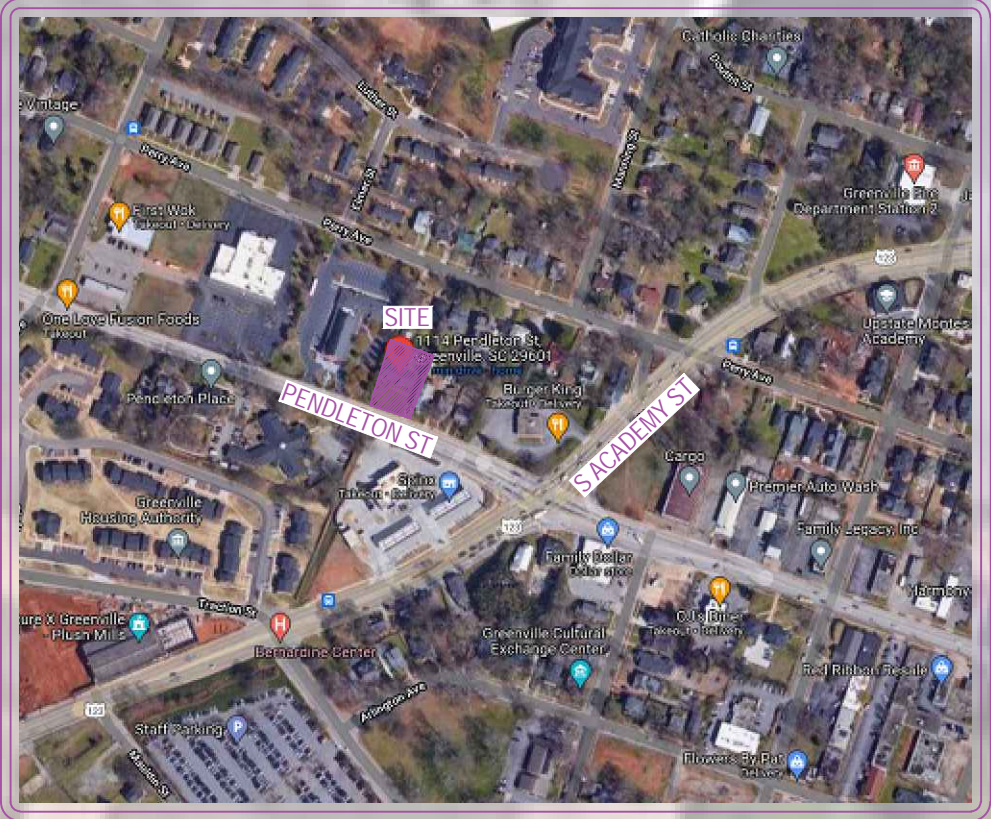
Please reconsider the mandate that forces Mr. Dezen to build the wall. It makes no sense to build this structure.

Respectfully,

A handwritten signature in cursive script that reads "Ingrid Davis". The signature is written in dark ink and is positioned below the word "Respectfully,".

Mrs. Ingrid Davis

N/F
MADISON BISHOP SC
TM# 0119000200102
DB 1515 PG 891
PB 24-W PG 36



SITE LOCATION MAP